

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 6, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner
Joel Paulson, Associate Planner
Wayne Hokanson, Fire Department
Anthony Ghioffi, Building Official
Fletcher Parsons, Associate Engineer
Jennifer Savage, Assistant Planner
Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 331 Johnson Avenue
 Architecture and Site Application S-08-007

Requesting approval to demolish a pre-1941 single family residence and construct a new single family residence with reduced setbacks and a detached garage on a nonconforming lot zoned R-1:8. APN: 532-28-013.

PROPERTY OWNER/APPLICANT: Aaron William Bean, Inc.

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained as the house will be replaced.
 - (2) The existing structure has no architectural or historical significance, and is in poor condition.
 - (3) The property owner does not desire to maintain the structure as it exists; and
 - (4) The economic utility of the structure is such that it is not viable to remodel and expand the existing house.

- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

- 7. *Parsons* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 16845 Hicks Road
 Architecture and Site Application S-07-157

Requesting approval to construct an addition to Los Gatos Christian Church on property zoned HR-1. APN 567-23-043
PROPERTY OWNER/ APPLICANT: Los Gatos Christian Church

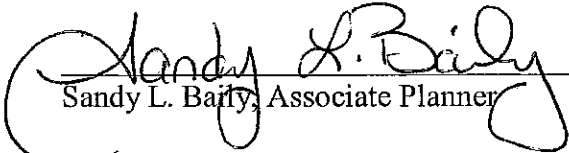
- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were not present.
- 5. Public hearing closed.
- 6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
 - (b) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (c) Determine that the project is in substantial compliance with the applicable Hillside Development Standards and Guidelines.
- 7. *Ghiossi* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:20_a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Sandy L. Bailey, Associate Planner

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